

**TOWN OF FREDERICK, COLORADO
ORDINANCE NO. _____**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE
TOWN OF FREDERICK FOR SANDSTONE RIDGE BUSINESS PARK
PROPERTY, UPON THE PETITION OF THE OWNER THEREOF,
FROM B-LI WITH PUD OVERLAY, TO B-LI.**

WHEREAS, a request for amendment to the Official Zoning Map of the Town of Frederick have been filed by Ryan Dillon and Dillon Family, LLC, for the designation of B-LI for the Sandstone Ridge Business Park Property more particularly described in Exhibit A attached to this Ordinance; and

WHEREAS, the zoning of land is governed by the *Frederick Land Use Code*; and

WHEREAS, by Resolution No. PCR 10-07A, the Frederick Planning Commission made certain findings favorable to the requested Official Zoning Map amendment; and

WHEREAS, a public hearing was held on said request on May 11, 2010 and

WHEREAS, by Resolution No. 10-R-____, the Board of Trustees has made certain findings favorable to be requested Official Zoning Map amendment; and

WHEREAS, it is the opinion of the Board of Trustees that it is desirable and necessary that the PUD overlay be lifted and the designated land uses for the described real property be **B-LI** for uses in accordance with Section 3.4, of the *Frederick Land Use Code*; and

WHEREAS, it is the opinion of the Board of Trustees that it is desirable and necessary that the updated zoning map shown in Exhibit B be used as the Official Zone District Map for the Town of Frederick.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF
THE TOWN OF FREDERICK, WELD COUNTY, COLORADO, THAT;**

Section 1. The land uses for the described properties in Exhibit A are hereby designated B-LI without a PUD overlay. All activities conducted on the site shall be in conformance with the *Frederick Land Use Code*, as though the same were set forth in full.

Section 2. The official Zoning District Map entitled Zoning District Map, Town of Frederick as adopted by Section 3.2 of the *Frederick Land Use Code*, and as subsequently amended, shall be amended by the designation of the property described in Exhibit A as B-LI.

Section 3. The Town shall provide for an amendment to the existing Official Zoning Map as provided by Section 3.2 of the *Frederick Land Use Code*.

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Section 4. Effective date. This ordinance shall be published and become effective as provided by law.

Section 5. Severability. If any part, section, subsection, sentence, clause, or phrase of this ordinance is for any reason held invalid, such invalidity shall not affect the validity of the remaining sections of the ordinance. The Town hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 6. Repealer. All ordinances or resolutions and motions of the Board of Trustees of the Town of Frederick or parts thereof in conflict with this ordinance are, to the extent of such conflict, hereby superseded and repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance, resolution or motion, nor revive any ordinance, resolution, or motion thereby.

**INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED
THIS 11th DAY OF MAY, 2010.**

ATTEST:

TOWN OF FREDERICK

By _____
Nanette S. Fornof, Town Clerk

Eric E. Doering, Mayor

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EXHIBIT A

**SANDSTONE RIDGE BUSINESS PARK PROPERTY
ZONING DISTRICT LEGAL DESCRIPTIONS**

B-LI ZONE DISTRICT

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EXHIBIT B

**SANDSTONE RIDGE BUSINESS PARK PROPERTY
ZONING DISTRICT MAP**